

# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

*The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:*

### APPLICATION FORM INSTRUCTIONS:

- ☒ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ☒ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ☒ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ☒ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > City of San Diego-Main Library
2. Type of Applicant Jurisdiction: > (Check one only)  

City: <input checked="" type="radio"/>	County: <input type="radio"/>	City/County: <input type="radio"/>	District: <input type="radio"/>
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3. Grant Applicant Name: > City of San Diego  
*Legal name of jurisdiction that will own building*  
(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)
4. Authorized Official of the Applicant Jurisdiction: > Dick Murphy  
*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*  

Title: > <u>Mayor</u>	Phone: > <u>619-236-6330</u>
E-mail: > <u><a href="mailto:dickmurphy@sandiego.gov">dickmurphy@sandiego.gov</a></u>	
Address: > <u>202 C Street</u>	
<u>San Diego, CA. 92101</u>	
5. Project Coordinator: > Jon Dunchack  
*Name of individual who will have administrative control over the project for the applicant local jurisdiction*  

Title: > <u>Director, Special Projects</u>	Phone: > <u>619-533-3487</u>
E-mail: > <u><a href="mailto:jdunchack@sandiego.gov">jdunchack@sandiego.gov</a></u>	
Address: > <u>1010 Second Avenue San Diego, CA. 92101</u>	

**6. Alternate Project Contact Person:** > Esther Siman

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > Assistant to the Library Director Phone: > 619-702-8702

E-mail: > [esiman@sandiego.gov](mailto:esiman@sandiego.gov)

Address: > 820 E Street  
San Diego, CA. 92101

**7. Head of Planning Department:** > Gail Goldberg

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > Director Phone: > 619-236-6361

E-mail: > [ggoldberg@sandiego.gov](mailto:ggoldberg@sandiego.gov)

Address: > 202 C Street  
San Diego, CA. 92101

**8. Head of Public Works or General Services Department:** > Frank Belock

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > Director Phone: > 619-236-6274

E-mail: > [fbelock@sandiego.gov](mailto:fbelock@sandiego.gov)

Address: > 202 C Street  
San Diego, CA. 92101

**9. Operating Library Jurisdiction:** > San Diego Public Library

*Legal name of library that will operate the public library.*

**10. Library Director Name:** > Anna Tatar

*Public library director for the library jurisdiction that will operate the public library.*

Title: > Library Director Phone: > 619-236-5843

E-mail: > [atatar@sandiego.gov](mailto:atatar@sandiego.gov)

Address: > 820 E Street  
San Diego, CA. 92101

**11. Alternate Library Contact Person:** > William W. Sannwald

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > Library Design & Development Manager Phone: > 619-533-3415

E-mail: > [wsannwald@sandiego.gov](mailto:wsannwald@sandiego.gov)

Address: > 1010 Second Avenue  
San Diego, CA. 92101

**12. Library Building Program Consultant:** > Robert H. Rohlf

*(If applicable)*

Title: > Principal, Professional Library Consultants, PA Phone: > 952-921-9401

E-mail: > [plcbob@bitstream.net](mailto:plcbob@bitstream.net)

Address: > 7400 Edinborough Way Minneapolis, MN 55435

13. Technology Planning Consultant > Rob McGee

(If applicable)

Title: > President, RMG Consultants, Inc.

Phone: > 312-321-0432

E-mail: > [rmg@interaccess.com](mailto:rmg@interaccess.com)

Address: > 333 West North Avenue, Suite F

Chicago, IL 60610

14. Project Architect: > RWP/TSNC, A Joint Venture

License # > C12036

*Providing construction budget estimate and/or conceptual plans.*

Title: > Arturo Castro, Team Project Director

Phone: > 619-236-1662 ext. 102

E-mail: > [acastro@tuckersadler.com](mailto:acastro@tuckersadler.com)

Address: > 2411 Second Avenue

San Diego, CA. 92101

15. Project Manager: > Darren Greenhalgh

(If applicable)

Title: > City Project Manager

Phone: > 619-533-3104

E-mail: > [dgreenhalgh@sandiego.gov](mailto:dgreenhalgh@sandiego.gov)

Address: > 1010 Second Avenue

San Diego, CA. 92101

16. Construction Manager: > Not identified

(If applicable)

Title: > \_\_\_\_\_

Phone: > \_\_\_\_\_

E-mail: > \_\_\_\_\_

Address: > \_\_\_\_\_

17. Construction Cost Estimator: > Mark Kelly

(If applicable)

Title: > Cost Estimator, Campbell-Anderson & Associates

Phone: > 854-455-8086

E-mail: > [mkelly@campbellanderson.com](mailto:mkelly@campbellanderson.com)

Address: > 9404 Genessee Avenue Suite 300

La Jolla, CA. 92037

18. Hazardous Materials Consultant: > Not identified

(If applicable)

Title: > \_\_\_\_\_

Phone: > \_\_\_\_\_

E-mail: > \_\_\_\_\_

Address: > \_\_\_\_\_

19. Project Interior Designer: > Lynn Barnhouse

(If applicable)

Title: > Associate Partner, MS&R, Ltd.

Phone: > 612-359-3227

E-mail: > [lynn@msrltd.com](mailto:lynn@msrltd.com)

Address: > 119 North 2nd Street Minneapolis, MN 55401

## TYPE OF PROJECT

### ***New Public Library Building***

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

#### Gross Total Project Square Footage

> 286,327 SF

> \_\_\_\_\_ SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

Priority:

#### ☒ First Priority "Joint Use"

☐ Co-Location Joint Use

☒ Joint Venture Joint Use

☐ Computer Center

☒ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☒ Homework Center

☐ Career Center

☒ Other similar collaborative library services with direct benefit to K-12 students

Specify: > Youth Empowerment for Success (Y.E.S) Project

☐ Second Priority "All Others"

### ***Existing Public Library Building***

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ SF

Expansion: > \_\_\_\_\_ SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > \_\_\_\_\_

☐ Second Priority "All Others"

### ***Field Act Applicability (Joint use projects only)***

6. Is the project subject to the Field Act?

>

YES ☐ NO ☒

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☒ NO ☐

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> 286,128 SF	58% <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > <u>Underground parking-Library use only</u>	<u>129,268</u> SF	
B. Specify > <u>Future library expansion-Lease space</u>	<u>79,203</u> SF	
C. Specify > <u>Coffee Bar/Lease space</u>	<u>1,000</u> SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> <u>209,471</u> SF <i>Add Lines 2A SF thru 2H SF</i>	42% <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas <sup>1</sup>		
5. Subtotal: Total of Common Areas <sup>1</sup>	> <u>343</u> SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas <sup>1</sup>	> <u>199</u> SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>	> <u>144</u> SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> <u>495,942</u> SF <i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> <u>286,327</u> SF <i>Line 1 SF + Line 6 SF</i>	

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. *Public library project's service area 1980 population:* > 906,221
2. *Source:* > US Census Bureau, SANDAG (San Diego Assoc. of Governments)
3. *Population Percentage Change from 1980 to 2000:* > 35%
4. *Public library project's service area 2000 population:* > 1,223,400
5. *Source:* > US Census Bureau, SANDAG
6. *Population Percentage Change from 2000 to 2020:* > 38%
7. *Public library project's service area 2020 population:* > 1,693,533
8. *Source:* > SANDAG

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. *Project's public school attendance area(s) 1980 student population:* > 200,677
10. *Source:* > Census 1980
11. *Population Percentage Change from 1980 to 2000:* > 67%
12. *Project's public school attendance area(s) 2000 student population:* > 335,054
13. *Source:* > Census 2000
14. *Population Percentage Change from 2000 to 2020:* > 32%
15. *Project's public school attendance area(s) 2020 student population:* > 443,820
16. *Source:* > Census 2000, SANDAG

## Existing Library Facility Square Footage

### *Existing Public Library:*

1. The current gross square footage of the existing public library(s) being replaced is:

> 144,624 SF  
*If no existing public library facility, enter "0."*

### *Existing School Library: (Co-located Projects Only)*

2. The current gross square footage of the existing school library(s) being replaced is:

> 0 SF  
*If no existing school library facility, enter "0."*

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The San Diego Public Library system consists of a central (main) library and 34 diverse branches, serving a population of nearly 1.3 million spread over 342 square miles with 3 million population in the San Diego County region. The library system is built on the model of one central (main) library and neighborhood branches rather than several regional libraries sharing the responsibility of maintaining in-depth and retrospective collections. This model has proven to be the most cost effective since it minimizes the need for duplicating special collections in multiple locations.

The current Central Library serves as the heart of the library system. It houses the system's in-depth and retrospective collections and more than half-a-million unique titles. Its subject specialists develop and shape the collections for the entire system and answer more than 800,000 reference questions annually. It serves as the major resource library for the San Diego region and beyond, and has the largest collection for the general public south of Los Angeles. Its resources include the largest government document collection and the only patent depository in the San Diego region which support and supplement the school, university, and special libraries in the area. The Serra Cooperative Library System's research center is located at the Central Library. The research center utilizes the collection to provide reference and inter-library loan services to other libraries in Region V of the Library of California, a multitype library network which encompasses San Diego, Imperial, Riverside, San Bernardino and Inyo counties.

The Central Library and branches perform different functions. Branch libraries strive to meet the needs of the many diverse communities they serve and collect books and other materials which typically turn over in five to 10 years. The Central Library's collection, rich, extensive and archival in nature, is seen as the collective memory of the community. Each subject section of the Central Library houses more materials than the largest branch. At patrons' requests, more than 70,000 books per year are sent out to branches to supplement their collections. Additionally, branch staff refer patrons to the Central Library for materials and assistance beyond the scope of the branches. More than 700,000 patrons visit the Central Library annually. The Central Library also plays a leadership role in the development and coordination of art exhibits and children and adult programming.

Built in 1954 for a population of 450,000, the current Central Library with only 45,000 square feet available for public use has outgrown its capacity to adequately serve an increasing number of branch libraries. The pattern shows that every time a new branch opens, the circulation and general usage of the Central Library increases as well. There is no more room for books, audio-visual materials or computers. More than 60% of the collection is already in storage that is inaccessible to the public.

The new Main Library will be able to house 62% more books and other library materials than the current facility. It will be the most technologically advanced public library in the country with more than 500 computers linking people to resources all over the world. It will be a showcase for technology demonstrations, arts and cultural programs, and a civic space where people from all over the city can meet to seek information and share ideas. It will serve as a symbol for the city's commitment to learning and knowledge and will inspire youth and adults alike. The new facility will enable the Main Library to fulfill its role as the heart of the entire system.

The construction of a new Main Library is part of a comprehensive Library System Improvements Program approved by the City Council in July 2002, followed by approval of a \$312 million financing plan in December 2002. The financing plan includes at least \$53 million from grants and private fundraising. The Library System Improvements Program calls for the construction or improvement of 24 library facilities over a 10-year period. Eleven new or expanded branch libraries are scheduled to be open by April 2007, the anticipated opening date of the new Main Library. The new Main Library will firmly anchor and support the collections and programs of what will be a genuine integrated library system for San Diego.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > 1954 Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > n/a Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? > n/a Year  
If no existing public library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? > \_\_\_\_\_ Year  
If no existing school library facility, enter "N / A"

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> Pertaining to the load bearing elements of the building



# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > \_\_\_\_\_

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

*[See Education Code section 19995(c)]*

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes ☐ No ☒

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ 9,600,000

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

## Site Use Potential

### Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

#### Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

Located at the heart of San Diego County's most dense and fastest growing residential area, this central business district site will serve many residents, workers and visitors. It will provide excellent access for the region as well as for residents of the adjacent neighborhoods of Sherman Heights, Golden Hill, Barrio Logan. The Centre City Community Plan projects over 50,000 residents and over 150,000 jobs in the downtown area by 2025. More than 9,000 new homes are in development, including 1,800 low and moderate income housing units. The library will provide a much-needed stimulus for the redevelopment of surrounding areas. There are 32 public, private, alternative, pre- and K-12 schools in downtown. Several institutions of higher learning, including the Western States School of Law, San Diego Community College, the New School of Architecture, Woodbury University and two high schools are within 10 blocks of the site, which is on service lines for both bus and light-rail transit. The site is a major node of the Park-to-Bay Link, a multi-million dollar public/private development program linking Balboa Park and San Diego Bay for pedestrians and vehicles. Regional vehicle access to the site is provided via multiple interchanges along three freeways. Interstate 5 connections provide easy access to the site from both north and south. Imperial and Market streets, located two blocks north and south of the project provide easy access to Interstate 5 and the downtown neighborhoods. State Route 163's entrance into downtown forms a major transportation element for downtown traffic providing direct access to all points surrounding the library. F and G streets link State Route 94 traffic from the east. Downtown is very walkable and friendly to pedestrians, vehicles and public transit. Wide landscaped sidewalks and the 12th Avenue bike route provide superior pedestrian and bicycle access. The site is ideal in that there are no artificial boundaries that would impede access. Major entrances to the new building will be on the north, east and west sides. Ground floor accessibility at grade or via ramps exceeds minimum ADA requirements. Three public elevators serve all floors, and there are no level changes on the floors. Escalators will serve the second and third levels. Floors six and seven are for future library expansion, with compatible interim uses planned with separate elevator access.

#### Public Transit Access



Number of public transit stops located within 1/4 mile of site: > 18

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

The new Main Library will have exceptional public access transit! Currently, 12 bus routes serve the proposed site and include Routes 1, 3, 4, 5, 11, 16, 29, 901, 902, 903, and include two Express routes (40 and 70) which travel the easternmost part of the City to downtown during peak commuting times. The number of buses passing near the library site range from 11 buses per hour during the evening weekend hours to 26 buses per hour prior to 3:00 pm during weekdays. Two new bus stops will be directly across the street from the site. There are two trolley stations, only two blocks north and south of the site. This light rail transit system travels from San Ysidro, just north of the Mexico border, throughout the San Diego region, to locations such as: San Diego City College, major shopping malls, San Diego State University, the eastern communities of Lemon Grove, Santee, La Mesa and El Cajon. The trolley runs along 12th Avenue adjacent to the east side of the Library site. Additionally, a stop for the Coaster, a heavily used commuter train service between Oceanside and San Diego, is within a half-mile of the site, and the Amtrak train station is less than one mile away.

The Main Library will be a popular school field trip destination. The Classroom Day Tripper pass offers teachers, students and youth groups a deep discounted ticket (\$1.25 round-trip per student). Partners like the Bay Ferry, Amtrak, and Coaster also offer a discounted upgrade fare to students using the Classroom Day Tripper. Thus, transportation to educational programs at the new Library will be easy, affordable, and seamless to youth and students no matter if they hop on a bus or trolley in downtown, from one of the outlying community colleges, or from as far away as Oceanside, Orange County, or Los Angeles County. Bus service for the transportation of school age children has been addressed by providing bus parking on J Street, and an entrance into the Children's library at the corner of 11th Avenue and J Street.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

This library will have unparalleled pedestrian and bicycle access and parking, in part because of its location, in part because it will be in San Diego and in part because there will be 207 bicycle spaces. Due to the wonderful climate and the City's efforts to improve the bicycling experience, San Diego is consistently ranked as one of the top 10 cities for bicycling. The Park-to-Bay promenade along 12th Avenue will be developed as a major landscaped pedestrian walkway and bicycle route between Balboa Park and the waterfront. This \$130 million development is aesthetically improving the public right-of-way by creating a landscaped pedestrian promenade with enhanced parking, trees, bicycle paths, lighting, and public art. New residential units, as well as commercial and retail opportunities will line this new boulevard. The Library site will be easily accessible by foot from both existing and new residential areas, parks, cultural venues, and commercial areas. In addition, the City has a Bicycle Path Master Plan for the downtown urban areas of which the Park-to-Bay link is included. Use of bicycles by both staff and patrons will be encouraged. The underground parking garage in the new library building will include 182 bike spaces for patrons and staff. In addition, 25 protected bike spaces are provided at the entry under a covered porch and directly visible from the Security Guard Station and from within the lobby and Popular Library areas. Expansion space for bike racks is available if required. Downtown's most pedestrian-friendly east/west streets begin in the Gaslamp Quarter, pass through the new ballpark retail amenities, and terminate at the new Main Library - a walk of only six (200-foot-long) blocks. These landscaped walkways, including those around the Main Library, will be at least 15 feet wide to enhance the pedestrian experience.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

Access to the site by automobile is exceptionally good. There are three major freeways (5, 94, and 163) within 6 to 10 blocks of the site. Considering the downtown traffic system, specifically traffic controls, the estimated time to reach the library from any of the freeways would be an average of five minutes. The typical city blocks are 200' x 300' making it possible to easily maneuver within the traffic circulation system. In an unprecedented arrangement for an urban library, there will be over 500 free parking spaces which will exceed peak parking demand now and for the next 20 years. Peak library use is generally in the mid-afternoon. This is outside the traditional morning and evening peak commuter periods. The \$130 million Park-to-Bay development enhances the traffic circulation system while also improving pedestrian walkways and adding curb cuts at those few locations where curb cuts do not already exist. 250 below-grade parking spaces are provided on-site for the library users, and an additional 250 parking spaces will be made available by the developer of the P-1 parking structure, or in the Tailgate Park parking lot (1,100 spaces) both of which are directly across the street from the Library site. The site is well suited to safely accommodate the movement of school buses and school children when visiting the library for special functions. The children will be able to safely board and unboard buses without conflicting automobile traffic. In addition, a separate entry into the library has been created for use by large groups of children visiting the library. The ground floor is easily accessible by grade or by ramps that are better than the minimum ADA requirements, including ample handicapped-accessible parking spaces.

## Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	11th Avenue	1	3,190	11/16/00
2. >	12th Avenue (North)	1	500	01/26/95
3. >	12th Avenue (South)	1	900	01/26/95
4. >	J Street	0	759	09/26/01

### ***Library Automobile Parking***

1. Number of library parking spaces available off street, on library site..... > 250 spaces
2. Number of library parking spaces available off street, off library site..... > 2,386 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 186 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 2,822 spaces

### ***Zoning Requirements***

5. Number of on-site library parking spaces required by local zoning..... > 0 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > \_\_\_\_\_ spaces
8. Provide number of square feet per parking space as required by local zoning..... > \_\_\_\_\_ SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > \_\_\_\_\_ SF

### ***Automobile Parking to Building Square Footage Ratio***

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{129,268 \text{ SF}}{366,674 \text{ SF}} = 0.35 \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

### ***Library Bicycle Parking***

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 207 spaces

### ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The new Main Library will have in excess of 500 free parking spaces exclusively for library patrons, with 250 on-site parking spaces! Further, there are over 50,000 parking spaces in the downtown area, many of which are available within walking distance to the library for evening and weekend library patrons. 12,000 spaces will be within a 15-minute walk to the library. More than the minimum number of parking spaces for the disabled are included on and around the site. In marked contrast, the current library site has no dedicated parking spaces. The traffic study identified a peak patron use of 250 spaces, allowing the onsite parking to fully accommodate the public. The maximum parking demand is expected to occur on weekends, with 495 spaces needed according to the traffic study. An additional 250 parking spaces will be made available by the developer of the P-1 parking structure, or the Tailgate Park parking lot with 1,100 spaces, both of which are directly across the street from the Library site. This "will serve" commitment for free library parking is documented in an agreement signed by the City, the Redevelopment agency, and the President and Chief Executive Officer of the developer. The developer has also agreed to work with the City to implement a validation program that will provide free parking for library patrons. These 500 parking spaces will exceed the peak parking demand estimated by the City's Traffic Engineering Consultant now and for the next 20 years. This is unprecedented for a library situated in the central business district of a city. No local zoning requirements exist for the Library development. Parking will also be mitigated by the exceptional public transportation available to the site. Currently, 12 bus routes serve the proposed site and include Routes 1, 3, 4, 5, 11, 16, 29, 901, 902, 903 and two Express bus routes, 40 and 70. Two new bus stops will be directly across the street from the site. Both the orange and the blue trolley lines (light rail transit) have stops every 5 to 10 minutes, two blocks north and south of the site. San Diego's popular light rail transit runs along 12th Avenue adjacent to the east side of the Library site. A stop for the Coaster, a commuter train service, is within a half-mile from the site, and the Amtrak train station is less than one mile away. The above routes are linked to the regional bus transportation system serving areas outside the service areas via transfer stations. The Park-to-Bay promenade will be developed as a major pedestrian walkway fronted by residential units, commercial space, and retail space. The Library site is easily accessible by foot from residential units, bus stops, and trolley stations. Sidewalks in the area will be developed to a 15-foot-wide standard with street trees to improve the pedestrian feel of the area. Spaces for bicycles will be provided. The Park-to-Bay link along 12th Avenue is a major bicycle route identified in the City's Bicycle Master Plan.

With 12,000 parking spaces close to the library and the 500 free spaces exclusively for library patrons, there will be no parking constraints for San Diegans visiting the library.

### ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

San Diego's new Main Library will be a landmark structure –the City's signature public building on downtown's skyline and an immediate icon. All the upper level public rooms and the first two floors of the building are visually transparent and interactive, allowing people outside to see inside and be drawn into the activities taking place inside the building. The great lattice covered dome will be visible from all of the highways and streets that skirt the City. At night, lights from the rooftop reading room will fill the dome with a soft but powerful glow symbolizing knowledge amid office, hotel, and residential towers. Within the East Village neighborhood, the building will also be highly visible. One of the best views will be from the third base side of the new ballpark. Significantly, the new Main Library will act as a critical urban anchor in the new Park-to-Bay link, connecting Balboa Park and its museums and cultural activities with the vibrant commercial, retail, and civic activity taking place at the convention center and bay. The objective of the Park-to-Bay promenade is to connect two of San Diego's most visible natural resources, Balboa Park and San Diego Bay with an aesthetically improved, heavily landscaped pedestrian promenade. The library punctuates the promenade at the midpoint with a civic colonnade, public plaza, and auditorium. There is a "view corridor" down Park Boulevard from the Library to the terminus at a major public plaza on the Bay. All along the promenade will be installations of public art.

## *Community Context & Planning*

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The site is located in the San Diego region's heart of commerce, business and government. **Over \$3 billion in public and private funds have been invested and leveraged to develop downtown into a world-class urban center, with another \$3 billion in development anticipated over the next five years.** Roughly 40% of all housing in the City's development process will occur within downtown, much of it within the East Village neighborhood, including 1,800 low and moderate income units. The site is located in the central business district in the southeastern quadrant of the East Village district of the Centre City Community Plan. The area is currently undergoing significant redevelopment totaling approximately \$1 billion, including the building of homes, the new Children's Museum, the expansion of the Museum of Contemporary Art, retail, commercial, parks and schools, along with improvements to public transit and infrastructure. The prominent and ideal location of this family-friendly destination, with its ample free parking, emphasizes its importance to the area. It will serve the needs of the highly urbanized downtown, several adjacent established neighborhoods as well as the 3 million citizens of the region. Less than 10 blocks from high schools and a community college, an objective for this library is for it to become a place for social and cultural community activity -- an important complement to other planned projects in the area. Its 350-seat auditorium and plaza, multipurpose room, meeting rooms and gallery spaces will draw visitors and residents from throughout the region for activities and events. The beautifully designed courtyard will satisfy an existing need for an urban gathering space offering access from both the east and west sides of the site. This urban space will complement and be an extension of the park-like setting created by the Park-to-Bay Link and the East Village Park at the Park to be built adjacent to the new Ballpark. The site is easily accessed. Public transportation is excellent; stops for both the trolley and buses are adjacent, and plans include a Coaster commuter rail station nearby. Passenger vehicles can easily reach the site via three convenient freeways. Ample free parking for users will be provided in the library's subterranean structure. Downtown is a very walkable community as well.

## *Site Selection Process*

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

Citizen committees have studied possible sites for the new main library through 45 independent studies done over a 35-year period of time. The last study conducted by a Citizen's Design Review Committee, representing a wide range of community interests and strong political and community support, recommended the Park-to-Bay site to the Mayor and City Council. The Friends of the Library, comprised of 35 separate Friends groups, endorsed the site, as did the Centre City Development Corporation, which has oversight over planning for the downtown region. **Based on this overwhelming support, the Mayor and City Council unanimously approved the site.** The decision to completely redevelop a 26-square-block area in the eastern portion of downtown, including building a new downtown ballpark for the Padres, meant a renaissance much like that seen in Cleveland, San Francisco, Denver, and Baltimore. Resulting development around the ballpark meant that a downtown library site would benefit from the explosive growth occurring nearby. Beginning in 1999, six potential downtown sites were analyzed through a process of public hearings and workshops. An extensive series of workshops were held with thousands of citizens providing valuable input. Conceptual designs were created for four preferred sites to determine each site's ability to accommodate the expanded library program and future expansion space. In addition, estimates of the cost to develop a library on each of the sites were thoroughly analyzed to allow presentation of initial costs for library buildings that are as comparable in terms of size, configuration, parking capacity, plazas, and building material quality. In 2001, the City Council reviewed the analysis on each of the sites along with associated costs, and unanimously re-affirmed the Park-to-Bay site. The 35-year process with its many task forces, public meetings and surveys was long and at times tedious, but **the results were decisive in their conclusion that the Park-to-Bay site is the best possible location.**

## Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

**Extensive community input:** 45 separate studies were conducted over the last 35 years to select the PERFECT site! Extensive community input was obtained with all major stakeholders in agreement. In 2001, the Park-to-Bay site was unanimously selected by the Mayor and City Council as the perfect site for the new Main Library. The Friends of the Library and Board of Library Commissioners endorsed this site. The site is City-owned and is slightly larger than a full city block, approximately 68,000 plus square feet.

**Convenient to public transit and freeways:** Freeway access is within 6 to 10 blocks of the site, with its 500 (free or dedicated) parking spaces. There is unparalleled public transportation to the site. The site is served by 12 bus routes, including two express routes. There are 18 public transit stops located within 1/4 mile of the site. In addition two new bus stops will be directly across the street from the site. The site is two blocks north and south of the nearest trolley station stops. The frequency of service to each stop is approximately 5 to 10 minutes.

**Connecting communities and cultures:** The site is centrally located providing ease of access from existing neighborhoods and the increasing new residential areas in the downtown area. Over 50,000 residents are projected to live in downtown by 2025. 9,000 housing units are under construction, including 1,800 low- and moderate-income housing units. 40% of all new residential units being built in the City of San Diego will be in downtown.

**The heart of commerce and business for the San Diego region:** More than 75,000 employers and employees do business downtown. This is expected to more than double by 2020.

**Centrally located in the redevelopment area:** The site is located in the Central Business District within the highly urbanized East Village District of the Centre City Community Plan, a new redevelopment area. Some of the projects under construction are the new ballpark, hotels, housing units, the Children's Museum, the expansion of the Museum of Contemporary Art, and retail spaces. Many other projects are pending and are expected to be underway before completion of the library. Over \$3 billion of public and private funds have been invested and leveraged to develop a world-class urban center.

**Located along the new Park-to-Bay promenade:** The \$130 million Park-to-Bay promenade, will serve as a major urban design element linking San Diego's most visible and valuable natural resources, Balboa Park and San Diego Bay. The link includes a pedestrian-oriented, tree-lined boulevard with widened sidewalks, creating an extension of the park. The Library site is at the "node" where the link changes direction, and will be a focal point. There is a "view corridor" down Park Boulevard from the Library to the terminus at a major public plaza on the Bay, which will include prominent public art.

**Infrastructure updated as part of the redevelopment effort in the area:** Part of the redevelopment effort in the area includes a \$45 million replacement of 26 blocks of infrastructure to improve the service to all current and future projects. Within the area is a new chilled water plant designed to serve many projects, thus eliminating the need for a stand-alone system serving the Library. This will result in energy savings to the Library. Additional replacements include water, sewer, storm drains, streets and dry utilities.

**Stimulus to redevelopment:** Replacing an unsightly vehicle maintenance yard, this is one of several projects within the designated area expected to serve as a stimulus to further development. Its location will enable the Library to host social, cultural, civic, and performing art programs, as well as art exhibits that will encourage other pedestrian activities along the Park-to-Bay promenade, as well as projects that will enliven the downtown area.

**A cornerstone of San Diego's education system:** Serving hundreds of thousands of children in the San Diego region, the Library's location is easily accessible by car, bus, trolley, and train. Students from throughout San Diego will easily travel to the Library. The Main Library will also be the de facto "downtown branch" for the 32 pre-schools, public, private and alternative schools in its service area. Over the Library will have 500 computers incorporating state-of-the-art technology.

**The most financially favorable location:** This City-owned site has significant economic advantages, especially with two leased floors generating revenue and providing future expansion space for the Library.

**Family-friendly destination:** With ample free parking in and around the site, and designed to present abundant programs and exhibitions, the Library will be an easily accessible destination for family activities.

**Sufficiently large to permit design of a fully-functional library and to provide on-site parking:** In a dense urban core such as San Diego's downtown, it is unusual to find a site that will accommodate close to a city block of library space.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

<b><u>All Projects</u></b> (Except Multipurpose Buildings)		<b><u>Square Footage</u></b>
1. Proposed Library Building Footprint <sup>1</sup>	>	_____ SF
2. Proposed Library Surface Parking Lot	>	_____ SF
3. Proposed Library Parking Structure Footprint <sup>1</sup>	>	_____ SF
4. Future Library Building Expansion Footprint <sup>1</sup>	>	_____ SF
5. Future Library Parking Expansion	>	_____ SF
6. Required Local Zoning Set-Backs	>	_____ SF
7. Desired Aesthetic Set-Backs & Amenities	>	_____ SF
8. Miscellaneous & Unusable Space	>	_____ SF
9. Total Square Footage of Library Project Site	>	_____ SF
10. Proposed Under-Building Parking	>	_____ SF

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

	<b><u>A</u></b> Library <sup>2</sup> Dedicated SQ FT	<b><u>B</u></b> Library Portion of Common SQ FT	<b><u>C</u></b> Other <sup>3</sup> Common SQ FT	<b><u>D</u></b> Other <sup>3</sup> Dedicated SQ FT
1. Proposed Building	> 46,647	199	144	1,000
2. Proposed Surface Parking Lot	>			
3. Proposed Parking Structure	>			
4. Future Building Expansion	>			
5. Future Parking Expansion	>			
6. Required Local Zoning Set-Backs	>			
7. Desired Aesthetic Set-Backs & Amenities	> 21,830			
8. Miscellaneous & Unusable Space	>			
9. Total Square Footage of Multipurpose Project Site	> 68,477	199	144	1,000
10. Proposed Under-Building Parking	> 66,494			

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## Zoning

### Classification

1. What is the current zoning classification of the site? > East Village

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

### Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> \_\_\_\_\_  
(Date)

## Permits & Fees

### Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	<u>Building Permit</u>	<u>\$ 310,000</u>	<u>06/01/04</u>
6. >	<u>Sewer &amp; Water Connection Fees</u>	<u>\$ 183,000</u>	<u>06/01/04</u>
7. >	<u>School &amp; Housing Fees</u>	<u>\$ 5,000</u>	<u>06/01/04</u>
8. >	<u>County of San Diego Health Dept. Permit</u>	<u>\$ 125,000</u>	<u>06/01/04</u>

## Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The quantity and quality of storm water runoff would not significantly change as a result of construction of the Library, and may actually improve. The project would comply with the City of San Diego's stringent best management practices (BMPs) to control and treat runoff during construction and after the site is in use. These BMPs, such as the use of filters in the drainage system, are contained in the City's Storm Water Standards Manual. The impermeable surface area created by the proposed library would not create an increase in runoff leaving the site. The design includes drainage improvements to collect rainfall onsite, and treat and transport it directly to the local storm drain system. The library drainage system would be an improvement as rainfall would be quickly collected, treated and diverted into the storm drainage system to alleviate the potential for ponding that currently exists on the site.

## *California Environmental Quality Act (CEQA)*

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no unresolved legal actions pending against the project regarding CEQA compliance.

### *Energy Conservation*

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

Blessed with an ideal site and a perfect sun orientation, it is our goal that the **new Main Library will be California's largest gold-rated LEED project**. The Library will serve as a sustainable demonstration project for San Diego.

The Library will serve as a sustainable demonstration project for San Diego, illustrating that energy efficient design benefits not only the building, but also the neighborhood and the region. The energy conservation design approach to the project is not limited to merely selecting energy efficient systems. Careful integration of site planning, building orientation, building envelope, and engineered mechanical/electrical systems will produce energy efficiencies that exceed Title 24 requirements by more than 20%. Judicious landscape and exterior surfacing design reduces the cooling load on this and neighboring buildings. Use of recycled materials in the building means less energy is used in the extraction and processing of raw materials. Design of energy efficient, well focused interior and exterior lighting reduces the night sky light pollution as well as contributing to the building energy efficiency. Implementation of water and energy efficiency strategies in the design means energy conservation not only for the building but for the generation and delivery of these utilities. Specific energy conservation measures incorporated into the design include: extensive use of daylighting, high efficiency variable drive mechanical components, occupancy and daylight sensors, task lighting, products made from recycled materials, direct digital controls and energy monitoring systems, shading devices on sun exposed facades, reflective roofing materials, high performance glazing, natural ventilation options, waterless and low flow plumbing fixtures, indigenous landscaping, and extensive building commissioning. Technology will be incorporated into the library structure and ensure that devices and networks will be accessible, upgradeable and replaceable without disrupting the interior of the building or library services. Computers throughout the library will have low energy consuming and space saving LED flat panel monitors. Desktop computers will be small form factor or ultra small form factor to further reduce energy costs.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☒

If not, please explain.

NOT APPLICABLE

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

NOT APPLICABLE

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

NOT APPLICABLE

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

**No active faults or landslides are reported underlying, or immediately adjacent to the site.**

According to the Fault Investigation and the Geotechnical Report there are no known geotechnical constraints that would preclude construction of the library building provided consideration is given to the recommendations noted in the report. These considerations include the following:

- The site is underlain by fill and terrace deposits (Bay Point Formation).
- The property is located within the mapped area of the active Rose Canyon fault zone and is located within the City of San Diego "Downtown Special Fault Zone." Previous fault evaluations, which included the excavation of a trench across the site, have not indicated the presence of faulting on the site and the potential for active faults to cross the site is considered to be low.
- Like most of California, the potential for strong ground motions to occur at the site is possible. San Diego is located in Seismic Zone 4 according to the 1997 UBC/1998CBC. Accordingly, the potential for relatively strong seismic accelerations have been considered in the design.
- In general, the on-site materials are suitable for re-use as compacted fill. The on-site soils are generally excavatable with conventional, heavy-duty earth moving construction equipment.
- Based on field exploration results, the potential for expansive conditions of on-site soils was evaluated to be generally low. Where localized pockets of expansive materials may be encountered, it is recommended that the material be removed from the site or placed in non-structural and non-pavement fill areas.
- A portion of the site soil is contaminated and will be removed from the site. This has already been itemized in Section VIII of the cost estimate.

The findings and recommendations have been considered and incorporated into the design and cost estimate.

## Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. > 1-Story CMU Police Facility	\$ 148,900
2. > Removal of paving and site clearance	\$ 54,500
3. > Soil remediation	\$ 496,000
4. > Sewer Relocation	\$ 295,000
5. > _____	\$ _____
6. > _____	\$ _____
<b>Total Demolition:</b>	<b>&gt; \$ 994,400</b>

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
2. Fiber Optic Cable	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____

## Site Development

*(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)*

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 903,000	\$ 0
2. Cut, Fill & Rough Grading.....	> \$ 650,000	\$ 0
3. Special Foundation Support (pilings, etc.).....	> \$ 2,000,000	\$ 0
4. Paving, curbs, gutters & sidewalks.....	> \$ 796,000	\$ 0
5. Retaining Walls.....	> \$ 0	\$ 0
6. Landscaping.....	> \$ 133,000	\$ 0
7. Signage.....	> \$ 0	\$ 0
8. Lighting.....	> \$ 181,000	\$ 0
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 496,000	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 0
13. Other (Specify): _____	> \$ 0	\$ 0
14. Other (Specify): _____	> \$ 0	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 5,159,000	\$ _____

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

#### 1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF  
 B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

*Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):*

2)A. County: > <u>San Diego</u>	County Locality B. Adjustment Factor: > <u>0.97</u>	X	Appropriate C. New Cost/SF: > <u>\$ 202 /SF</u>	=	D. > <u>\$ 196 /SF</u>
	(Select: 1A or 1B)				
[Example: <u>Solano</u>	<u>1.07</u>	X	<u>\$ 202 /SF</u>	=	<u>\$ 216 /SF</u>

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 196 /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

*Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)*

4) A. Number of Months: > <u>44</u>	Inflation B. Factor: > <u>.088</u>	X	Locally Adjusted C. Construction \$/SF: > <u>\$ 196 /SF</u>	=	Additional \$/SF D. > <u>\$ 17 /SF</u>
	(1/5%)		(Re-enter 3A)		
[Example <u>14</u>	<u>X .002 =</u>	<u>.028</u>	X	<u>\$ 216 /SF =</u>	<u>\$ 6 /SF</u>

*Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):*

5) A. Additional Cost/SF: > <u>\$ 17 /SF</u>	Locally Adjusted B. Construction \$/SF: > <u>\$ 196 /SF</u>	=	Eligible Projected C. Construction \$/SF: > <u>\$ 213 /SF</u>	=	
	(Re-enter 4D)		(Re-enter 4C)		
[Example <u>\$ 6 /SF</u>	<u>+</u>	<u>\$ 216 /SF</u>	<u>=</u>	<u>\$ 222 /SF</u>	

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF:	>	<u>\$ 213 /SF</u>
Multiplied By		(Re-enter 5C)
7) The Square Footage of New Construction:	>	<u>286,327 SF</u>
Equals		
8) The Eligible Projected Construction Cost:	>	<u>\$ 60,987,651</u>

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8)	>	<u>\$ 6,098,765</u>
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## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

### 10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ \_\_\_\_\_ /SF Divided by > \_\_\_\_\_ = > \$ \_\_\_\_\_ 0 /SF  
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X _____	C. Comparable \$/SF: > _____ 0 /SF (Re-enter 10)	= D. > \$ _____ /SF
[Example 14 X .002 = .028 X		\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF (Re-enter 11D)	B. Construction \$/SF: > _____ 0 /SF (Re-enter 11C)	C. Construction \$/SF: > \$ _____ /SF
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ \_\_\_\_\_



**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$	\$
2)	Remodeling Construction..... >	\$	\$
3)	Contingency..... >	\$	\$
4)	Appraised Value of Building..... >	\$	\$
5)	Appraised Value of Land..... >	\$	\$
6)	Site Development..... >	\$	\$
7)	Site Demolition..... >	\$	\$
8)	Site Permits & Fees..... >	\$	\$
9)	Site Option to Purchase Agreement..... >	\$	\$
10)	Furnishings & Equipment Costs..... >	\$	\$
11)	Signage..... >	\$	\$
12)	Architectural & Engineering Costs..... >	\$	\$
13)	Construction Cost Estimator Fees..... >	\$	\$
14)	Interior Designer Fees..... >	\$	\$
15)	Geotechnical/Geohazard Reports..... >	\$	\$
16)	Hazardous Materials Consultant Fees..... >	\$	\$
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$	\$
18)	Library Consultant Fee..... >	\$	\$
19)	Construction Project Management..... >	\$	\$
20)	Other Professional Fees..... >	\$	\$
21)	Local Project Administration Costs..... >	\$	\$
22)	Works of Art..... >	\$	\$
23)	Relocation Costs & Moving Costs..... >	\$	\$
24)	Acquisition of Library Materials..... >	\$	\$
25)	Other (Specify): _____ >	\$	\$
26)	Other (Specify): _____ >	\$	\$
27)	Other (Specify): _____ >	\$	\$
28)	<b>TOTAL PROJECT COSTS:</b> ..... >	\$	\$

**Sources of Project Revenue** (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$

*[Must also equal the total of Lines 31 - 35]***Sources of Local Matching Funds:**

31)	City.....	>	\$
32)	County.....	>	\$
33)	Special District.....	>	\$
34)	Private.....	>	\$
35)	Other (Specify): .....	>	\$
36)	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$
39)	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	>	\$

<sup>1</sup> Up to a maximum of \$20,000,000<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget***(New Public Libraries, including Conversion Projects except Multipurpose Projects)*

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$	\$
2. Facilities Costs	>	\$	\$
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): .....			
3. Equipment & Supplies Costs	>	\$	\$
Equipment			
Supplies			
4. Materials	>	\$	\$
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$	\$
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): .....			
6. Miscellaneous (Other)	>	\$ 0	\$ 0
7. TOTAL EXPENDITURES:	>	\$	\$

# **Multipurpose Project Budget (With Library Project Budget)** *(Multipurpose Projects Only)*

*If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.*

Line Items:	A Library <sup>1</sup> Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other <sup>2</sup> Total Ineligible
1. New Construction	\$ 60,858,299	\$ 60,919	\$ 60,919,218	\$ 7,872,527	\$ 19,402,800
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 6,085,830	\$ 6,092	\$ 6,091,922	\$ 787,253	\$ 1,940,280
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 7,436,881	\$ 39,599	\$ 7,476,480	\$ 0	\$ 2,123,520
6. Site Development	\$ 4,013,764	\$ 4,065	\$ 4,017,829	\$ 0	\$ 1,141,171
7. Site Demolition	\$ 773,700	\$ 738	\$ 774,438	\$ 0	\$ 219,962
8. Site Permits & Fees	\$ 484,701	\$ 491	\$ 485,192	\$ 0	\$ 137,808
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 9,500,000	\$ 0	\$ 9,500,000	\$ 0	\$ 0
11. Signage	\$ 289,707	\$ 293	\$ 290,000	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 4,906,093	\$ 4,969	\$ 4,911,062	\$ 1,309,000	\$ 1,372,000
13. Construction Cost Estimator Fees	\$ 94,788	\$ 96	\$ 94,884	\$ 0	\$ 25,116
14. Interior Designer Fees	\$ 399,595	\$ 405	\$ 400,000	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 46,896	\$ 13,104
16. Hazardous Materials Consultant Fees	\$ 78,031	\$ 79	\$ 78,110	\$ 0	\$ 21,890
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 1,734,306	\$ 1,756	\$ 1,736,062	\$ 0	\$ 486,593
18. Library Consultant Fees	\$ 79,919	\$ 81	\$ 80,000	\$ 100,000	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 5,946,160	\$ 1,677,123
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 3,499,148	\$ 993,852
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 600,600	\$ 169,000
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 550,000	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify): <u>Garage/Misc.</u>	\$ 11,009,000	\$ 0	\$ 11,009,000	\$ 234,000	\$ 66,000
26. Total Project Costs:	\$ 107,744,614	\$ 119,583	\$ 107,864,197	\$ 21,445,584	\$ 29,790,219

<sup>1</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>2</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

27.	State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> ).....	>	\$	20,000,000
28.	Local Matching Funds.....	>	\$	87,864,197

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

**Sources of Local Matching Funds:**

29.	City.....	>	\$	55,664,197
30.	County.....	>	\$	
31.	Special District.....	>	\$	
32.	Private.....	>	\$	
33.	Other (Specify): <b>Redevelopment Agency</b> .....	>	\$	32,200,000
34.	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$	9,600,000
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$	78,264,197
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$	51,235,803
37.	<b>TOTAL PROJECT INCOME:</b> (Add Lines 27, 28 and 36).....	>	\$	159,100,000

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<b>EXPENDITURES</b>		<b>INITIAL START-UP EXPENSES</b>	<b>ANNUAL EXPENSES</b>
1. Salaries/Benefits	>	\$ 2,084,591	\$ 7,116,873
2. Facilities Costs	>	\$ 1,629,095	\$ 2,379,095
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): _____			
3. Equipment & Supplies Costs	>	\$ 182,603	\$ 254,581
Equipment			
Supplies			
4. Materials	>	\$ 1,000,000	\$ 1,598,550
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$ 214,728	\$ 4,797,640
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): _____			
6. Miscellaneous (Other)	>	\$ 0	\$ 0
7. TOTAL EXPENDITURES:	>	\$ 5,111,017	\$ 16,146,739

## ***Financial Capacity (New Construction and Conversion Projects Only)***

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

Upon learning of the passage of the library improvement plan, State Librarian Kevin Starr responded: "The ingenuity shown by the City of San Diego, its mayor, city council, and city manager in devising this plan and gathering monies from numerous and disparate sources is truly inspiring....The more than doubling of the floor space for the main library, the more than tripling of the Internet computers since the year 2000, and the generous increase in the operating budget of the library, added to the improvements in its many branch libraries, amounts to a virtual redefinition of the library and its role in the community."

In December 2000, the City Council adopted a Library Ordinance which called for a four-year, one-half of one percent increase in the percentage of the General Fund allocated to operate the Library Department. In November 2002, the City Council adopted a \$312 million library facilities improvement program, which consists of funding to replace and/or expand a number of library facilities including building the new Main Library. Funding for the improvements will come from a number of sources, including three local bond issuances, about \$35 million in redevelopment funds, and at least \$53 million from grants and local fund raising, and the anticipated \$20 million in Proposition 14 funds for the new Main Library. The plan also provided a method to fund the operating and maintenance costs of the libraries included in the improvement plan, by setting aside a portion of the operating budget increase provided by the Library Ordinance to be placed in a fund which will provide the funds required to operate the new or expanded facilities. Further revenue will be generated through the leasing of two floors in the Main Library until needed for library expansion.

The City of San Diego will have the financial capacity to open and operate the new Main Library. The additional costs of operating this facility were calculated utilizing the input and assistance of staff from the City's Library, Engineering and Facilities Maintenance Divisions, and library and energy consultants.

## **PROJECT TIMETABLE**

**Provide the timetable for the proposed project.**

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>	<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	> <u>n/a</u>
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	> <u>12/01/02</u>
3. Schematic Plans Completion	> <u>11/01/02</u>
4. Design Development Plans Completion	> <u>06/01/03</u>
5. Working Drawings (90%) Completion	> <u>12/01/03</u>
6. Construction Documents Completion	> <u>05/01/04</u>
7. Project Advertised for Bids	> <u>05/01/04</u>
8. Start of Construction	> <u>09/01/04</u>
9. Estimated Mid-Point of Construction	> <u>12/01/05</u>
10. Completion of Construction	> <u>12/01/06</u>
11. Opening of Library Building to the Public	> <u>04/19/07</u>
12. Final Fiscal & Program Compliance Review Completed	> <u>07/01/08</u>

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> _____ Signature	> March 24, 2003 Date
> Michael T. Uberuaga Name (type)	> City Manager Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> _____ Signature	> March 24, 2003 Date
> Anna Tatár Name (type)	> Library Director Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***
- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825***